

Official Record

Recording requested By
NINE PILLARS TRUST

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$47.00

Page 1 of 9

RPTT:

Recorded By: AE

Book- 267 Page- 0592



0139840

APN 176-20312-103

APN _____

APN _____

Acceptance of Grant Bargain Sale Deed
Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law:

(State specific law)

[Signature] Auth. Rep
Signature Title

Rodney Taylor, AR
Print

11/9/2011
Date

Grantees address and mail tax statement:

Nine Pillars Trust
P.O. Box 400426
Las Vegas, NV 89140



0139840

Book: 267
Page: 593

11/09/2011
Page: 2 of 9

20060222-0004318

A.P.N.: **176-20-312-103**
File No: **05003486**
R.P.T.T.: **\$1,160.25**

3
11

Fee: \$15.00 RPTT: \$1,160.25
N/C Fee: \$0.00

02/22/2006 15:03:39

T20060032434

Requestor:
RYLAND TITLE

Frances Deane
Clark County Recorder

SUO
Pgs: 3

When Recorded Mail Deed and Tax Statements To:
CIRILO P. FERNANDO and MARILYN FERNANDO
9464 ORO BULLION STREET
LAS VEGAS, NV 8912278

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ryland Homes Nevada, LLC, a Delaware Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

CIRILO P. FERNANDO and MARILYN A FERNANDO, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

the real property situated in the County of Clark, State of Nevada, described as follows:

Lot 103, Block 1, of SOUTH MOUNTAIN LOT "E" - PHASE 2, as shown by map thereof on file in Book 119 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: January 27, 2006



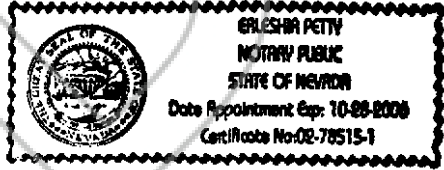
Ryland Homes Nevada, LLC, a Delaware Limited Liability Company

[Signature]
Howard L. Tobler – Assistant Vice President

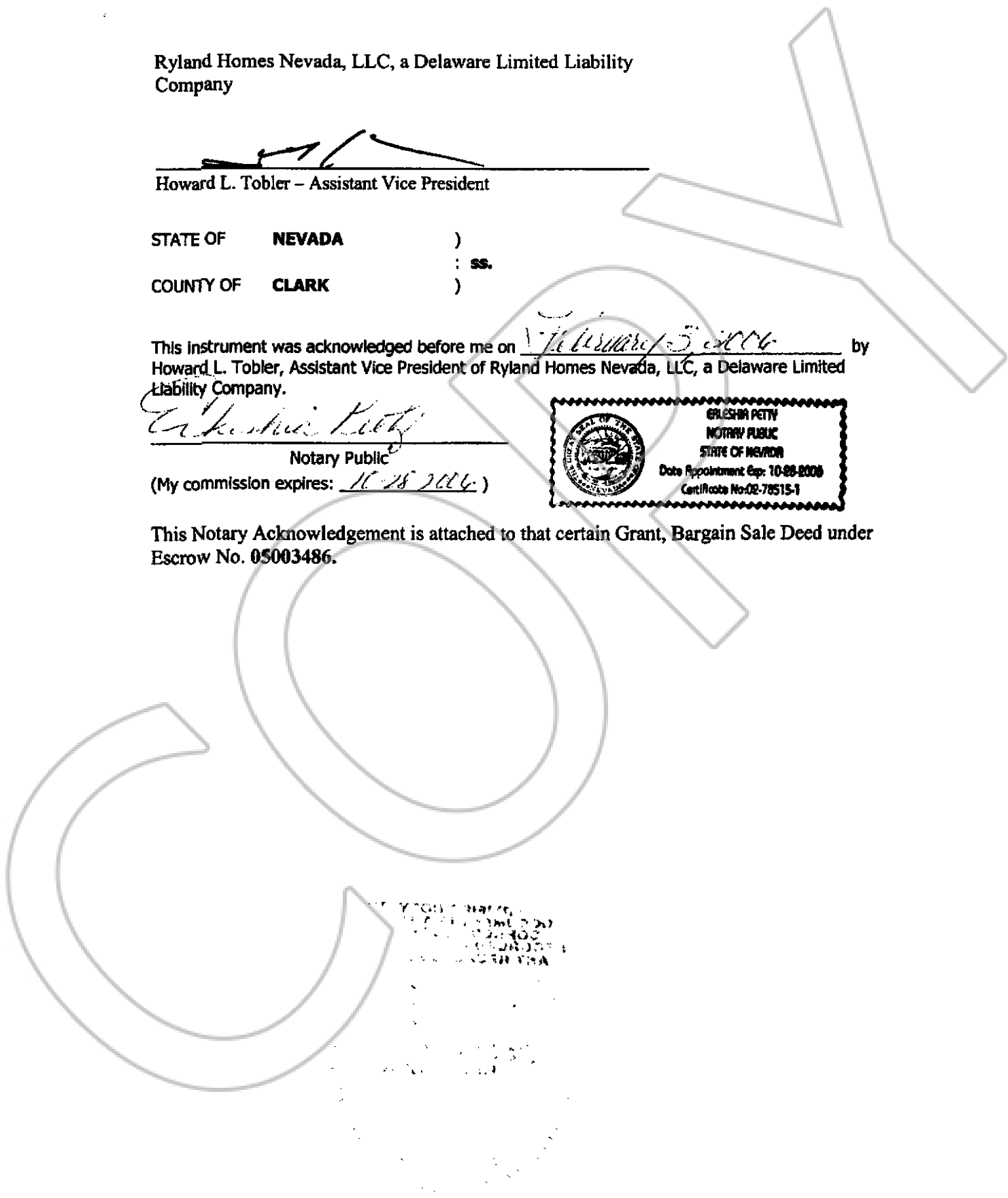
STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on February 5, 2011 by Howard L. Tobler, Assistant Vice President of Ryland Homes Nevada, LLC, a Delaware Limited Liability Company.

[Signature]
Notary Public
(My commission expires: 10-28-2014)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 05003486.



NOTARY PUBLIC
STATE OF NEVADA
COMMISSION EXPIRES 10-08-2008
CERTIFICATE NO. 02-78515-1



0139840

Book: 267
Page: 595

11/09/2011
Page: 4 of 5

COPY

CERTIFIED COPY, THIS
DOCUMENT IS A TRUE
CORRECT COPY OF
RECORDED DOCUMENT
ANY REDACTED PORTION

NOV. 03. 2011

Debbie Conner
RECORDER

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessor Parcel Number(s) a) 176-20-312-103 b) c) d)
2. Type of Property a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm'l/Ind'l g) Agricultural h) Mobil Home i) Other

FOR RECORDERS OPTIONAL USE ONLY Document/Instrument # Book Page Date of Recording Notes:

3. Total Value/Sales Price of Property: \$227,118.00 Deed in Lieu of Foreclosure Only (value of property) 0.00 Transfer Tax Value \$0.00 Real Property Transfer Tax Due \$1,160.25

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein.

Signature Capacity
Signature Capacity
Ciriolo P. Fernando Marilyn A. Fernando

SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: RYLAND HOMES NEVADA, LLC

BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: CIRILO P. FERNANDO and MARILYN FERNANDO

Address: 8925 W. Russell Rd. #200

Address: 19406 SCROLL ST.

City: Las Vegas

City: RENO

State: NV Zip: 89148

State: CA Zip: 91335

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Company of Nevada 2490 Paseo Verde Parkway, Ste 100 Henderson, Nevada 89074

Escrow Number: 05003486



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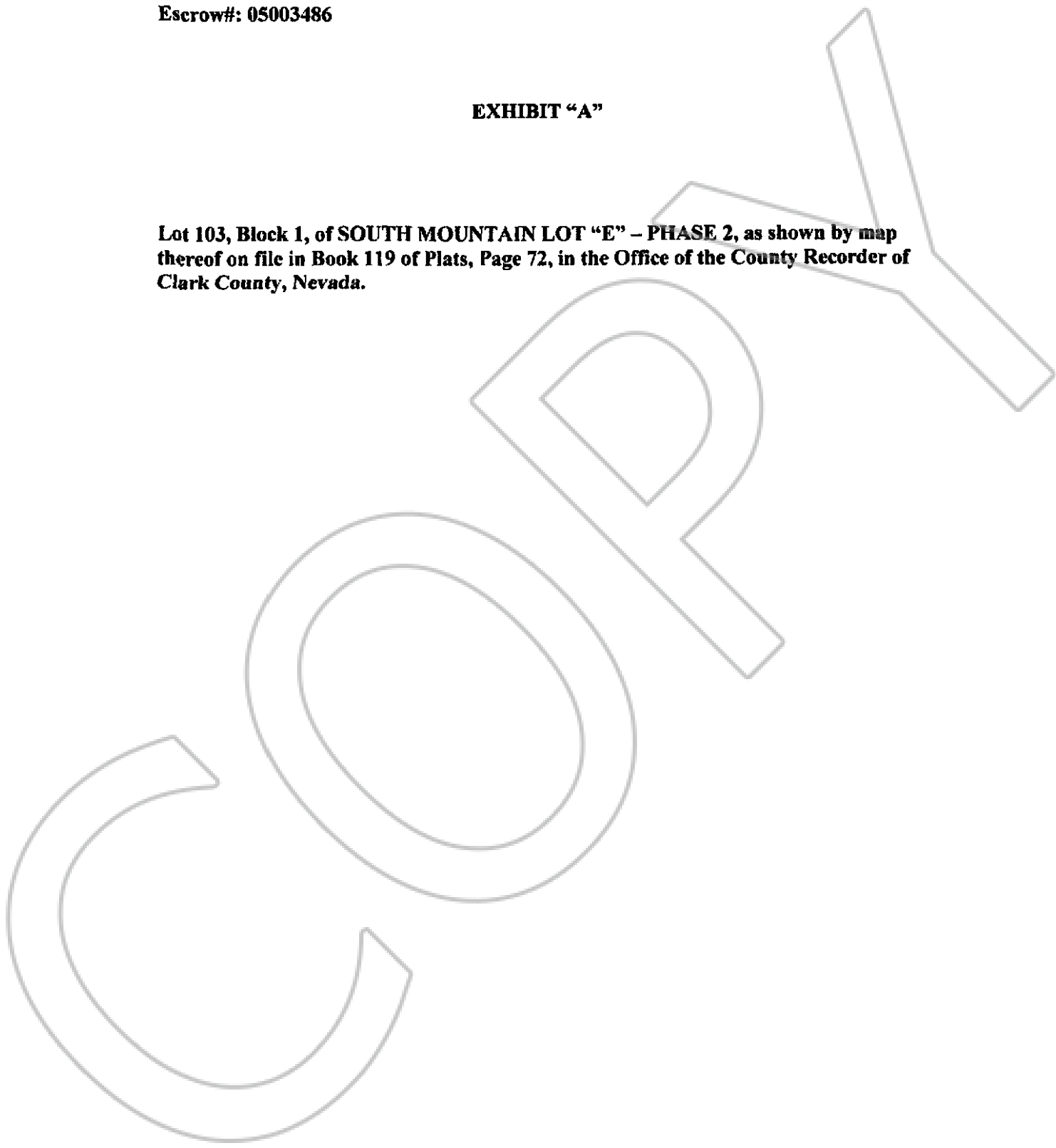
Book 267
Page 597

11/09/2011
Page 6 of 9

Escrow#: 05003486

EXHIBIT "A"

Lot 103, Block 1, of SOUTH MOUNTAIN LOT "E" – PHASE 2, as shown by map thereof on file in Book 119 of Plats, Page 72, in the Office of the County Recorder of Clark County, Nevada.



Affidavit of adverse possession

State of Nevada

County of ^{Lincoln} ~~Clark~~

Before Me, the undersigned authority, on this day personally appeared RODNEY TAYLOR (Affiant), who, being by me duly sworn, made the following statements and swore that they were true:

"My name is RODNEY TAYLOR, AR and I reside in P.O. Box 400426 ^{CLARK} ~~CLARK~~ County, Nevada.
L.V., NV 89140

I am of sound mind and capable of making this affidavit. I am personally acquainted with the facts herein stated concerning the open use, open occupation and apparent ownership of the land and improvements located at:

Legal Description: Attached on back page, Titled Legal Description

I hereby swear and affirm that I have continuously and adversely possessed the above described property since the 11/3/2011 to the exclusion of all others:

My claim is based upon my actual and visible appropriation and possession of the above mentioned property. Hereby being, open and notorious, and peaceably possessing it due to abandonment. Also whereby I intend to continue to enjoy and make further improvements, as this is my personal dwelling by adverse possession.

I will be pay ad valorem taxes and home owner association (HOA) fees that are associated with the above described property while this property is in my possession.

This Affidavit is given to notify all and any interested party or parties that I have taken adverse possession and I am claiming ownership of the above described property peaceably.

[Signature]
Affiant/Seal

SUBSCRIBED AND SWORN TO BEFORE ME by the above-named Affiant on November 9, 2011 to certify which witness my hand and official seal.



[Signature]
Notary Public



Rodney J Taylor, THE MAN known as

P.O.BOX 400426

LAS VEGAS, NV [89140]

CERTIFICATE OF ACCEPTANCE

I, Rodney Taylor or Trust and Trustee The Living Man, in the capacity of Rodney J. Taylor am recorded as the grantee on the warranty (grant) deed for the real estate described on the attached certified copy of said deed.

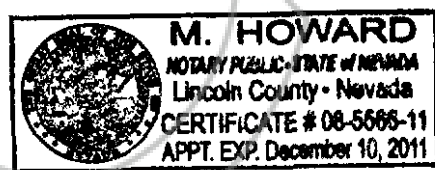
It is my freewill act and deed to execute, acknowledge my acceptance of the deed and lawful ownership of the property under the terms of the deed. I ask that the record on file in the office of register of deeds be updated to show my acceptance of the deed and the lawful owner of the real estate.

This is my freewill act and deed under my hand and seal

Rodney Taylor, AR DATE 11/9, 2011
Christian name

NOTARY SEAL

State of Nevada
County of Lincoln
On this 9th Day of November, 2011, before me the subscriber _____ personally appeared Rodney Taylor to me, known to be the living man described in and who executed the fore going instrument and acknowledge before me that she executed the same as her freewill act and deed



M Howard

Notary Public



STATE OF NEVADA)
)SS.
COUNTY OF LINCOLN)

CERTIFICATE OF AUTHORITY

I Lisa Lloyd, Clerk of the Seventh Judicial District Court, Lincoln County, Nevada, the same being court of record of the afore said county, having by law a seal, do hereby certify that Mercedes Howard whose name is subscribed on the fore going affidavit was at the time taking said affidavit, a notary public duly commissioned and sworn and residing in said county, and was, as such, an officer of said state duly authorized by the law therefore to take and certify the same, as well as to take and certify the proof and acknowledgement of deeds and other instruments in writing to be recorded in said state, and that full faith and credit are and ought to be given to his/her official acts, and I further certify that I am well acquainted with him/her handwriting and verify belief that the signature of the foregoing affidavit is his/her genuine signature.

In witness whereof, I have here unto set my hand and affixed my official seal the 9th day of November, 2011.

Signature and Seal of authority